

## **BRISTOL HISTORIC DISTRICT COMMISSION MEETING**

Held: May 1, 2014, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Thomas Enright, Eric Hertfelder, John Allen, Mary Millard

Also Present: Nancy Letendre, Esq.

Chairman Lima brought the meeting to order at 7:02PM.

The minutes of the April 3, 2014, meeting were approved as presented (Hertfelder/Millard 6-0).

**1. 14-001B 448 Hope St., Bristol Oyster Bar  
revise location intake /exhaust ducts and vents**

Restaurant Owner, Pete Sebring presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits BB-HH. Mr. Sebring is returning with a new site for the intake/exhaust equipment. The new placement for the exhaust hood will be on the east side of the building on the south addition wall. The makeup air vent will be installed flush above the entrance door (north facing). All duct work will be in the interior.

Mr. Sebring also presented a plan for a new sign, he was asked to return in June for a hearing on the sign.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-001B as presented for the exhaust fan and makeup air vent as shown in exhibits BB thru GG in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 6-0).**

**A motion was made to amend Application 14-001B to include installation of a sign to be reviewed at the June 5, 2014, meeting. (Allen/Enright 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: Mary Millard**

**2. 14-035 500 Hope St., Bristol Art Museum  
signs**

A request was made by Museum President Patricia Woods to continue this application to the June 5, 2014, meeting.

**A motion was passed to continue Application 14-038 to the June 5, 2014, meeting (Hertfelder/Cabral 6-0).**

**3. 14-038 412 Thames St., Cynthia Daniels  
1. install fence; 2. replace fence**

Property owner Cynthia Daniels presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H and I submitted at meeting. Ms. Daniels explained that she added new fence and replaced fence thinking she had prior approval. Stockade fence has been installed at the rear of the property and a fence was installed in the front along the property line. The fence in the front has been installed incorrectly with the wrong side facing the neighbor and it is sited atop a cement curb which raised the height to over that allowed by zoning.

Member Hertfelder questioned the appropriateness of stockade fence in the District. Member Cabral asked if the pointed top of the stockade could be cut off as the fence cannot be seen from the street.

Chairman Lima invited comments from the public. Abutter Robin Allister questioned the height of the front fence and location on cement curb. Solicitor Letendre stated that the Building Official and Code Compliance Officer would rule on placement and height. Pending their decision, the application will be continued to June 5, 2014.

**A motion was made to continue Application 14-038 to the June 5, 2014, meeting (Enright/Hertfelder 6-0).**

**4. 14-043 118 High St., Mary Lotuff Feeny  
repairs to soffits, corner boards, porch crown molding, fascias, gutters, porch deck, front stairs**

Property owner was not present, application to be continued.

**A motion was made to continue Application 14-043 to the June 5, 2014, meeting.**

**5. 14-044 19 Summer St., Trish and Mark Sitcoske  
1. new shed; 2. install fence; 3. install driveway pavers**

Based on receipt of a letter from the Building Official stating that a new building permit will be required for this project this application will be continued to the June 5, 2014, meeting.

**A motion was made to continue Application 14-044 to the June 5, 2014, meeting (Hertfelder/Allen 6-0).**

**6. 14-047 124 Hope St., Matthew Holland**

**1. replace kitchen window; 2. replace remaining windows; 3. partial replace rotted wood on porch, stairs decking; 4. reduce width of driveway**

Property owner Matthew Holland presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Z; BB.

1. Mr. Holland is renovating the kitchen and would like to replace one kitchen window with a smaller window to accommodate sink. He proposed an all wood Pella Architect Series 2/2 window. He understands that if approval is given for replacement of additional windows they will be of the same make, material and style as approved for kitchen.

Member Enright noted that the house is reportedly constructed of two other structures moved and placed on this site. Member Hertfelder noted that the house does not have a strong statement of style.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-047 for replacement of the kitchen window shown in exhibits with an all wood 2/2 Pella Architect Series window. The existing exterior trim is to be replicated around the replacement window. Decision is in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

2. continue following site visit.

**A motion was made to continue Application 14-047 for replacement of windows following a site visit (Hertfelder/Allen 6-0).**

3. all deteriorated material will be sanded and repaired or replaced as necessary using in kind material.

4. request reduction of driveway size and landscaping of area.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-047 as presented for in kind repairs/ replacement of deteriorated wood on porch stairs and decking using exact materials and to reduce size of driveway, in accordance with Secretary of the Interior Standard #9 (Allen/Enright 6-0).**

**Project Monitor: John Allen**

**7. 14-046 39 Byfield St., Marissa Bellis  
demolish shed**

Property owner Marissa Bellis presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Owner would like to demolish the completely rotted, deteriorated shed.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-046 as presented for demolition of the deteriorated shed in accordance with Secretary of the Interior Standard #9 (Hertfelder/Allen 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9 Also, shed not historic and is severely deteriorated and a danger.**

**Project Monitor: John Allen**

**8. 14-049 30 Walley St., Kerry Tyson  
install fence and gate**

Property owner Kerry Tyson presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Ms. Tyson would like to install a fence along her southern property line inside hedge using the same material as the siding on the deck, 6' high with 4x4 cedar wrapped posts.

Ms. Tyson would also like to install a custom made rolling 6' gate using the same material as the fence on the east side of the property between the building and the stone wall. She proposed two installations, one on the outside of wall and one on inside of wall. The inside wall proposal would include removal of the part of the wall in her yard.

Member Hertfelder noted the number of stone walls in the district and that they are nice features; he questioned the size of the rolling gate structure and stated it would "stand out" in the streetscape. Member Allen asked if the metal supports would be visible from the street, Ms. Tyson stated it would be possible to see some of the metal structure from the street. Member Enright agreed with Member Hertfelder that 6' was too high for that area. Several alternative suggestions were made concerning configuration of the gate; i.e. swing gate, hinged gate, different placement. Ms. Tyson stated she would consider different plans for the gate and return for a continued hearing.

Added to the agenda was approval for a shower head installed between the deck and sheds. The decorative limb is from a downed neighborhood tree.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-049 as presented for fence and the shower head and for continuance of the application for the gate to June, 2014, in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: Eric Hertfelder**

**9. 14-045 101 Ferry Rd., Blithewold, Inc.  
CONCEPT REVIEW – Master Plan (dock, visitor center, special event pavilion, plant house)**

Karen Binder, Director presented. Ms. Binder described several projects in the Blithewold Master Plan aimed at enhancing the property for visitors. The reconstruction of the pre-existing dock which was destroyed by Hurricane Bob and has been closed to the public had been authorized by CRMC and the Civil Corp. of Engineers but has since expired and has been reapplied for approval. They now have funds to rebuild the dock and feel CRMC has precedence on construction details. An August construction date is anticipated.

Also proposed is a Special Event Pavilion to include bathrooms and a place for brides to dress. The pavilion will be located south of the tent and should help to muffle noise to adjacent neighborhood. One section of the building which will be used for storage would have a “green roof.” Member Millard objected to the roof feeling it was incongruous to this site. Member Allen stated he was in favor of the green roof. Member Hertfelder was ok with the green roof but it must be clear that as an addition to an historic landscape that it is different but must be complimentary.

The current visitor center is too small for visitor needs and will be enlarged and relocated with the removal of one or two trees and simplifying the parking lot circulation.

Chairman Lima invited comments from the public. There were none.

**10. 14-048 35 Burton St., Kathleen Keating and John Oliver  
CONCEPT REVIEW – 1. enclose porch; 2. install new skylights; 3. install windows in attic**

Cory Kallfelz project architect presented for the owners. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I.

Review is for plans to infill covered porch, add skylights and to install windows in gable ends of attic. Member Hertfelder stated that the house has remarkable integrity, and he and the rest of the members had a problem with removing the vents in the gable ends and did not feel approval could be given for their removal. The current skylight would be removed and two new skylights would be installed on east elevation. It was mentioned that the skylights should be in proportion (not too large) to the size of the roof.

The porch enclosure would have two new wood windows with same sills as existing and 2/2 lites. The new door would have a canopy with glass transom and a new light fixture.

Chairman Lima invited comments from the public. There were none.

Staff Report:

Staff Approvals – April =10, copy attached

Project Monitor Report(s)

19 Summer St.

Solicitor Letendre stated that there was nothing to discuss formally but the Building Inspector sent a memo to the Commission that he was requesting a new set of drawings explaining the demolition and construction that has been completed to date.

Eric Hertfelder, monitor, for 19 Summer St. stated that the footprint of the building is exactly as the original and the exterior is being built according to approved exterior plan.

Charles Burk of 26 Summer St. spoke stating that he wants to see the project completed.

Shana Roper of 30 Union St. asked if the HDC approved complete demolition of the building, she said there was nothing left of the original house and she believes it is larger than the plans show.

**Adjourn:**

A motion to adjourn was unanimously passed at 9:15PM

SC

Date Approved: June 5, 2014

## BRISTOL HISTORIC DISTRICT COMMISSION

### Monthly Sign-Off Report April, 2014

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
4/3	14-033	38 Union	Re-roof
4/3	14-034	248 Hope	Repair partial porch deck
4/3	14-036	573 Hope	1. re-roof; 2. Repair chimney
4/8	14-039	656 Hope	Repoint 2 chimneys
4/8	14-040	6 Walley	Repair/replace porch deck; repair stairs, handrails, rail posts using in kind material prior to painting
4/10	14-041	494 Thames	Re-roof
4/10	14-042	102 State	Partial re-roof
4/24	14-050	14 Union	Replace front garden retaining wall
4/24	14-051	23 Summer	Partial re-roof
4/29	14-052	700 Hope	Repair front stairs and stair railing